



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00032 Cherrington Subdivision Replat A
Application Type: Resubdivision Combination Subdivision
CPC Hearing Date: June 27, 2013

Staff Planner: Mirian Spencer, 915-541-4482, spencerm2@elpasotexas.gov
Location: South of Vista Del Sol and East of Sun Fire
Acreage: 0.346 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-F (Ranch and Farm)
Proposed Zoning: R-F (Ranch and Farm)

Nearest Park: Mesquite Trails Proposed Linear Park and Mesquite Trails Off-site park (3,076.15 feet)
Nearest School: John Drugan School (5,504.95 feet)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owner: County of El Paso
Applicant: Americas Loop 375 Joint Venture
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: N/A / Vacant
South: R-3 (Residential) / Single-family residential
East: N/A / Vacant
West: N/A / Vacant

THE PLAN FOR EL PASO DESIGNATION: O6, Potential Annexation

APPLICATION DESCRIPTION

The applicant is dedicating and improving the 0.346 acre portion of land as Cherrington Street. The property was approved by City Council for annexation on May 6, 2013. Cherrington Street is necessary to provide a connection from the Mesquite Trails development to Vista Del Sol Drive. This connection was required per the Paseos Del Sol Land Study approved for the Mesquite Trails Development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends *approval* of Cherrington Subdivision

Replat A on a resubdivision combination basis.

Planning Division Recommendation:

Planning recommends *approval* of Cherrington Subdivision Replat A on a resubdivision combination basis.

Engineering & Construction Management-Land Development:

No objections

El Paso Department of Transportation:

No comments received

Parks and Recreation:

We have reviewed Cherrington Subdivision Replat A, a resubdivision combination plat map and offer no objections to this plat application.

Please note this subdivision is currently housing Cherrington Street, which under the Municipal Code definitions is considered a "Public Facility" therefore, meeting the requirements to be excluded for parkland dedication Ordinance Title 19 – Subdivision and Development Plats, Chapter 19.20 (Parks and Open Space) as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

El Paso Fire Department:

No comments received.

Sun Metro:

Sun Metro recommends placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Water Utilities:

1. EPWU does not object to this request.
2. The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by EPWU after the El Paso Water Utilities receives an application for water and sanitary sewer services.
3. Before water and sewer services are provided, the property has to be de-annexed by the Horizon MUD.

General:

4. There are no existing water mains on the vicinity of the subdivision. A water main extension is required along the entire length of Cherrington Street, connecting to the proposed water main extension along Cherrington Street within Mesquite Trails Unit 8.

5. There is an existing 42-inch diameter sewer interceptor located approximately 5-feet east of the eastern right-of-way line of Cherrington Street. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Stormwater Division:

No comments received.

El Paso Electric Company:

No comments received.

911

No comments received.

Texas Gas Company:

No comments received.

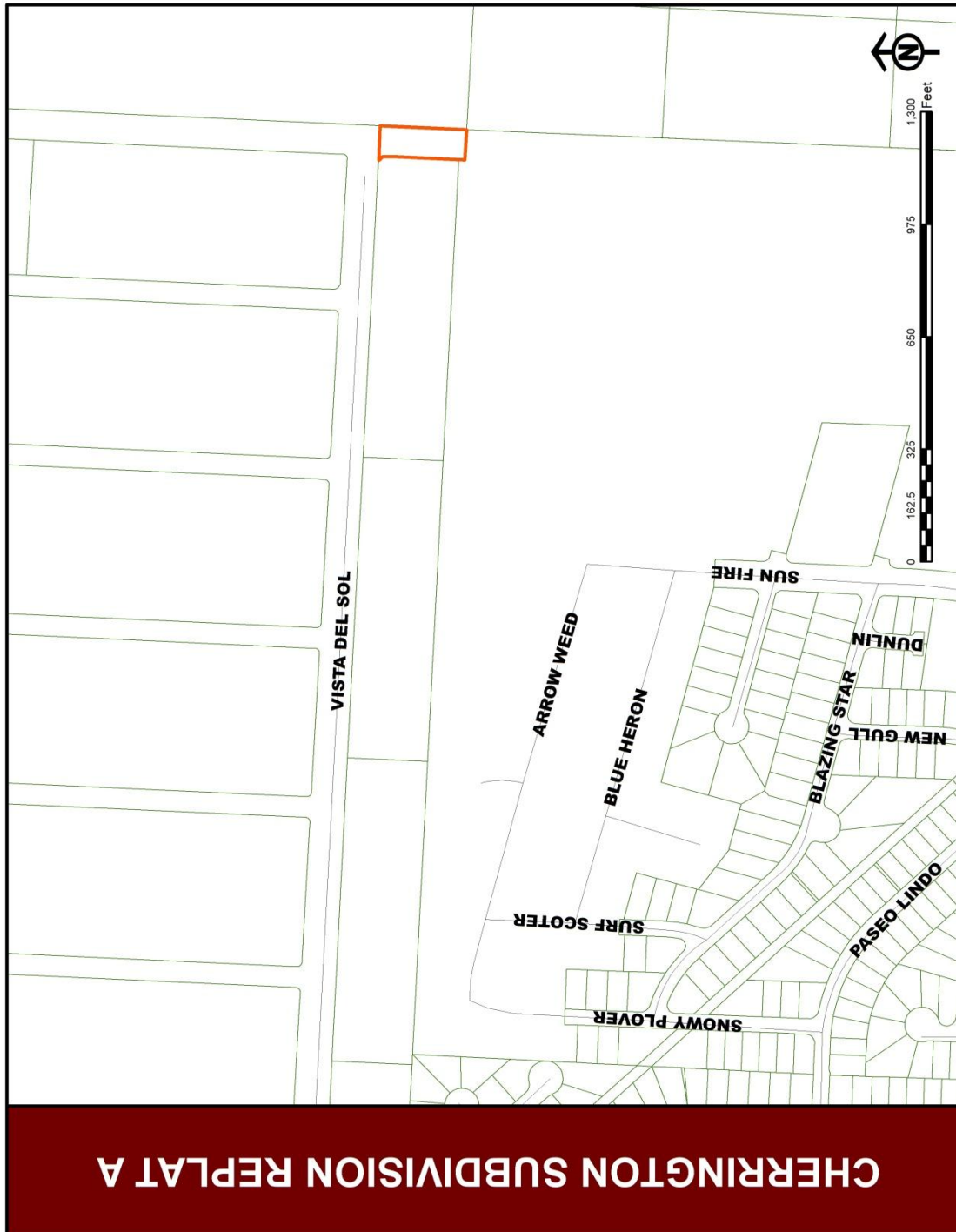
Socorro Independent School District:

No comments received.

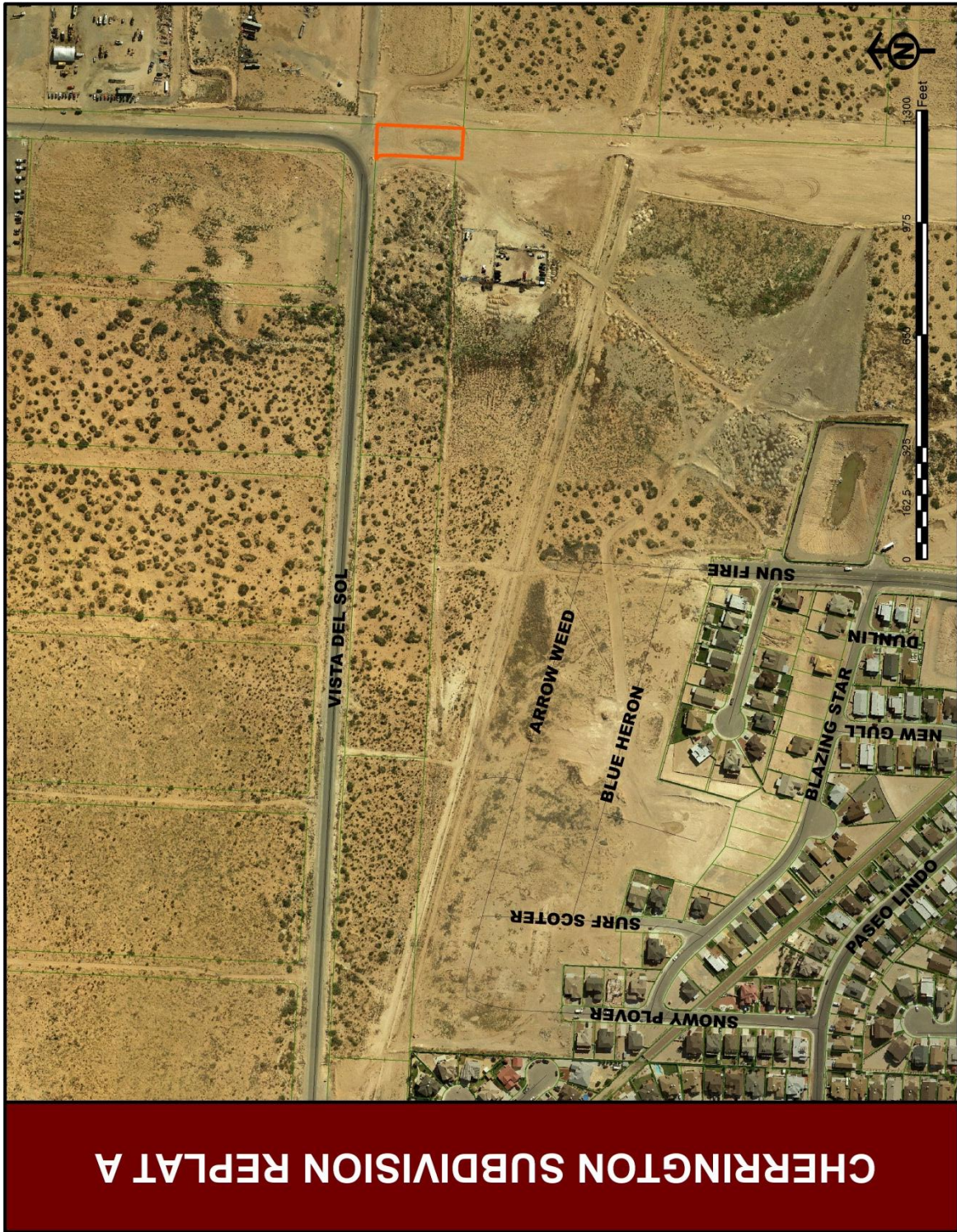
Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

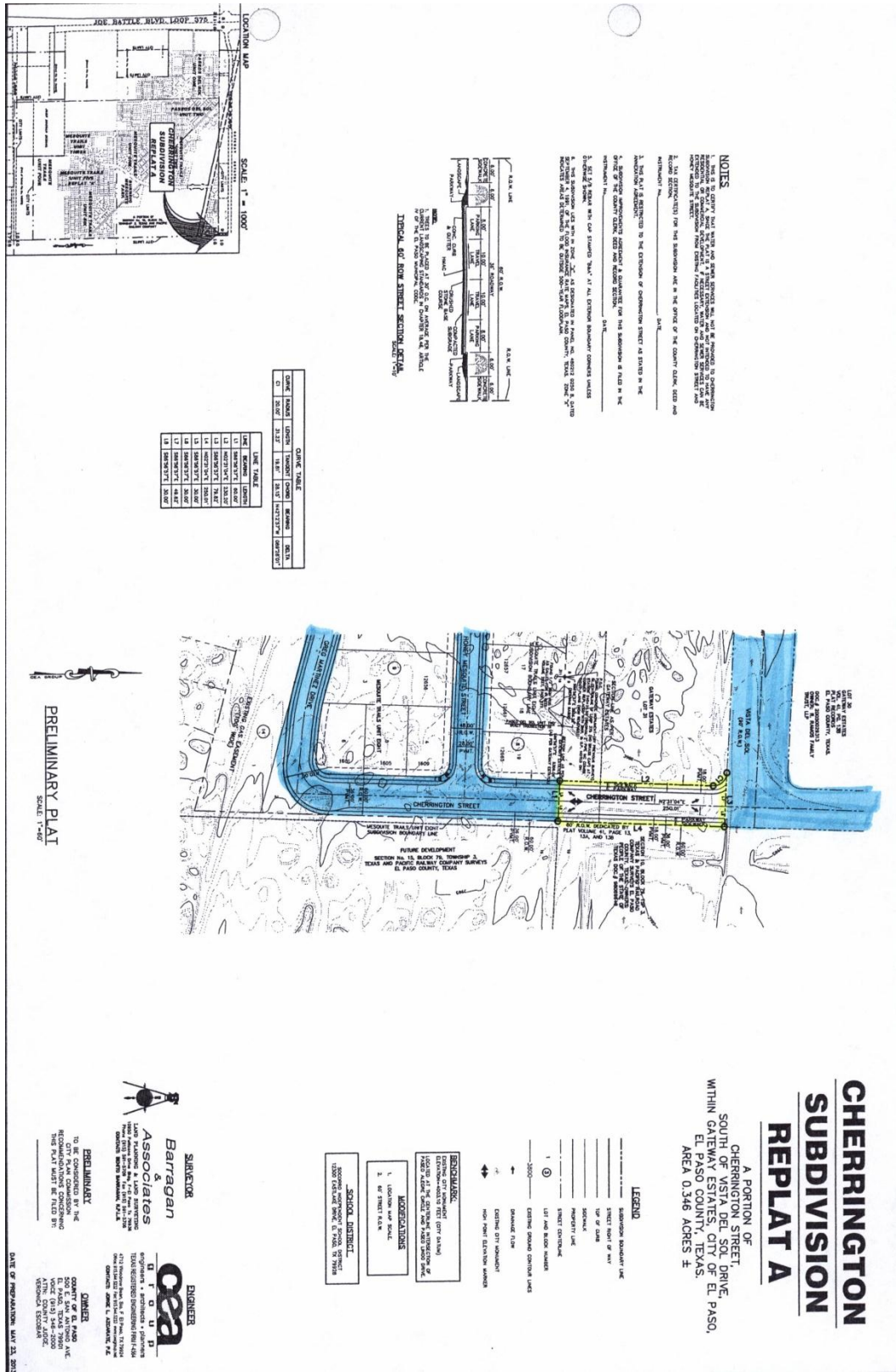
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 5/10/2013

FILE NO. SUSU13-00032

SUBDIVISION NAME: Cherrington Subdivision Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Cherrington Street, south of Vista Del Sol Drive, within Gateway Estates
City of El Paso, El Paso County, Texas.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	<u>.346</u>	<u>1</u>
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>.346</u>	_____
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to off-site ponding area.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
Modification to a 60' street R.O.W. with a 6' sidewalk and 6' parkway.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record County of El Paso, 500 E. San Antonio Ave., El Paso, TX 79901, (915) 546-2000
(Name & Address) (Zip) (Phone)
13. Developer Americas Loop 375 Joint Venture, 4655 Cohen Dr., El Paso, TX 79924, (915) 821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group, 4712 Woodrow Bean, Ste. F, El Paso TX 79924, (915) 544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.